169.0	0001	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	730,300 /	730,300
USE VALUE:	730,300 /	730,300
ASSESSED:	730,300 /	730,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
237		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEAL GRAHAM J & FELICITY A
Owner 2:	
Owner 3:	
Street 1:	237 APPLETON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	WEISS JOHN C/ETAL -
Owner 2:	WEISS ABBY R -
Street 1:	237 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .15 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Vinyl Exterior and 1704 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6551.000	297,300	1,400	431,600	730,300
Total Card	0.150	297,300	1,400	431,600	730,300
Total Parcel	0.150	297,300	1,400	431,600	730,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.58 | /Parcel: 428.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 111747
GIS Ref
GIS Ref
Insp Date: 06/26/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	297,300	1400	6,551.	431,600	730,300		Year end	12/23/2021
2021	101	FV	288,300	1400	6,551.	431,600	721,300		Year End Roll	12/10/2020
2020	101	FV	288,400	1400	6,551.	431,600	721,400	721,400	Year End Roll	12/18/2019
2019	101	FV	226,400	1400	6,551.	431,600	659,400	659,400	Year End Roll	1/3/2019
2018	101	FV	233,800	1400	6,551.	363,800	599,000	599,000	Year End Roll	12/20/2017
2017	101	FV	233,800	1400	6,551.	332,900	568,100	568,100	Year End Roll	1/3/2017
2016	101	FV	233,800	1400	6,551.	283,600	518,800	518,800	Year End	1/4/2016
2015	101	FV	220,800	1500	6,551.	246,600	468,900	468,900	Year End Roll	12/11/2014

!13045!

PRINT

Date	Time
12/30/21	16:03:02

LAST REV

Date	Time
07/07/21	15:42:55

mmcmakin

USER DEFINED

Prior Id # 1:	111747
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13045

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEISS JOHN C/ET	1574-141	1	6/21/2021		990,000	No	No		
DERBY DOROTHY	1151-25		1/23/1996		211,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2017	439	New Wind	1,726	C				
2/22/2017	169	Redo Bat	19,370	C				
2/22/2017	172	Inter-De	1,500	C				
6/7/2012	721	Manual	2,700					SOLAR PANELS
4/27/2004	278	Redo Kit	28,000	C		G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
6/26/2018	MEAS&NOTICE	CC	Chris C
10/17/2008	Meas/Inspect	163	PATRIOT
3/9/2005	Permit Visit	BR	B Rossignol
2/24/2000	Inspected	276	PATRIOT
12/9/1999	Measured	243	PATRIOT
7/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6551		Sq. Ft.	Site		0	70.	0.94	7									431,569						431,600	

Total AC/HA:	0.15039	Total SF/SM:	6551	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,569	Spl Credit		Total:	431,600

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	7 - PHOTOVOLTAIC		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.26619720
Const Adj.:	0.97757620
Adj $ / SQ:	160.915
Other Features:	85518
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	403982
Depreciation:	106651
Depreciated Total:	297330

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

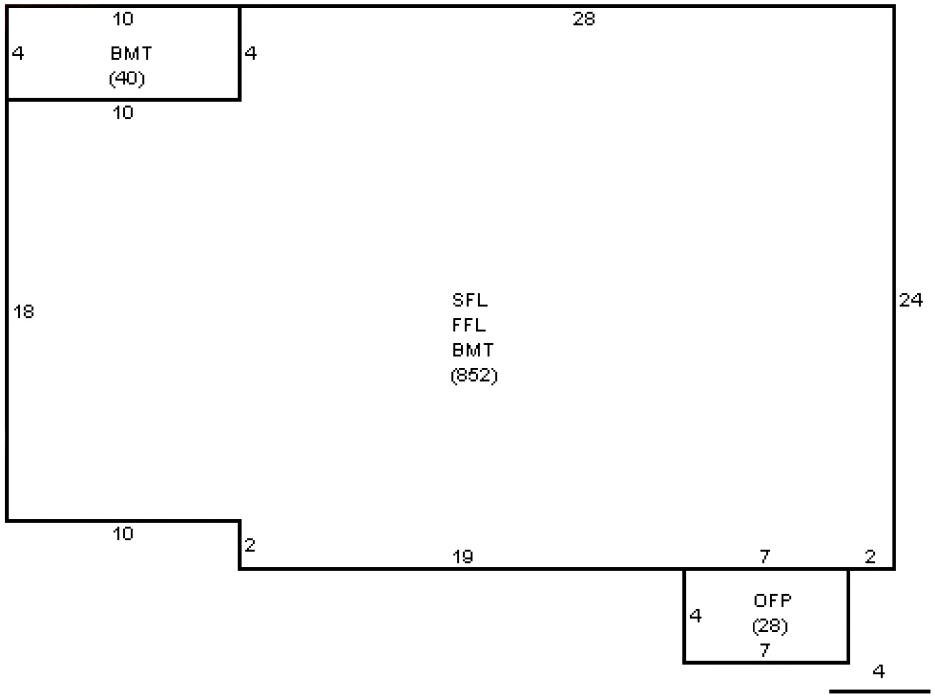
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	160.91
Special Features:	0	Val/Su Net:	113.30
Final Total:	297300	Val/Su SzAd	174.47

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	892	48.270	43,061
FFL	First Floor	852	160.910	137,099
SFL	Second Floor	852	160.910	137,099
OFP	Open Porch	28	43.010	1,204

Net Sketched Area:	2,624			Total:	318,463
Size Ad	1704	Gross Area	2624	FinArea	1704

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0001-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	10X13	A	AV	1990	13.69	T	23.2	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:		Total:	1,400